

SOUTHERN MOTORCOACH RESORT RVPUD MASTER PLANS

PARCEL ID NUMBERS
N31=019, N31=013, N31=053, N31=096

SUMTER COUNTY, FLORIDA
NOVEMBER 2009

PROJECT ADDRESS: US HWY 301 & CR 674
SUMTER COUNTY, FL

PROJECT TEAM:

OWNER:

674 Property, LLC
115 CR 532 West
Bushnell, FL 33513
Tel: (517) 669-5728
Contact: Tom Moffitt

ENVIRONMENTAL:

Modica and Associates, Inc.
302 Mohawk Road
Clermont, FL 34715
Tel: (352) 394-2000
Fax: (352) 394-1159

CIVIL ENGINEER:

Kimley-horn And Associates, Inc.
3675 Innovation Drive
Lakeland, Florida 33812
Tel: (863) 701-8702
Fax: (863) 701-9832

SURVEYOR:

Bill R. Brown PLS. Land Surveying
38351 Highway 54 East
Zephyrhills, FL 33542
Tel: (863) 764-1311

PERMITTING AGENCIES:

ENVIRONMENTAL RESOURCE

Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL. 34604-6899
Ph. (352) 796-7211

UTILITIES (WATER & SEWER)

City of Bushnell
601 E. Seminole Ave.
Ph. (352) 793-8012

PLAN REVIEW

Sumter County
910 N. Main Street, Suite 301
Bushnell, FL
Ph. (352) 793-0270 Ext. 247

UTILITY PROVIDERS:

TELEPHONE/CABLE

CenturyLink
Ph. (866) 304-6820

ELECTRIC

Sumter Electric Cooperative
330 South Highway 301
Sumterville, FL 33585-0301
Ph. (352) 793-3801

WATER AND SEWER

City of Bushnell Utilities Dept.
601 E. Seminole Ave.
Ph. (352) 793-8012

FDOT

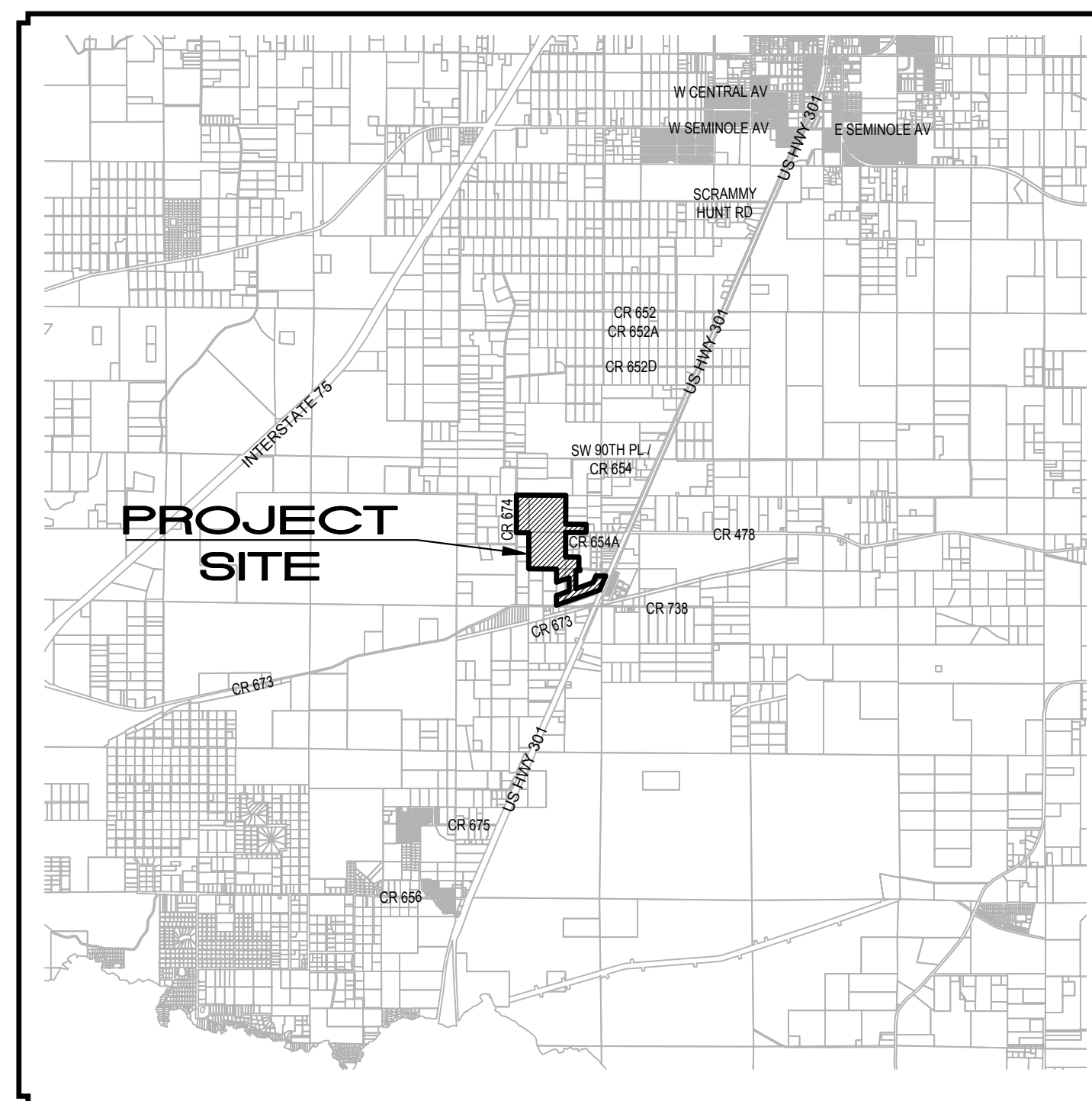
Florida Dept. of Transportation District 5
719 S. Woodland Boulevard
Deland, FL. 32720
Ph. (386) 943-5000

FDEP

Florida Dept. of Environmental Protection
Southwest District
13051 N. Telecom Pkwy
Temple Terrace, FL 33637-0926
Ph. (813) 632-7600

FEMA

Federal Emergency Management Agency
6730 Santa Barbara Court
Elkridge, MD 21075
Ph. (877) 336-2627



VICINITY MAP

SCALE: 1"=1 MILE

SECTION: 31
TOWNSHIP: 21 S
RANGE: 22 E



Kimley-Horn
and Associates, Inc.

CA 00000696

SHEET INDEX

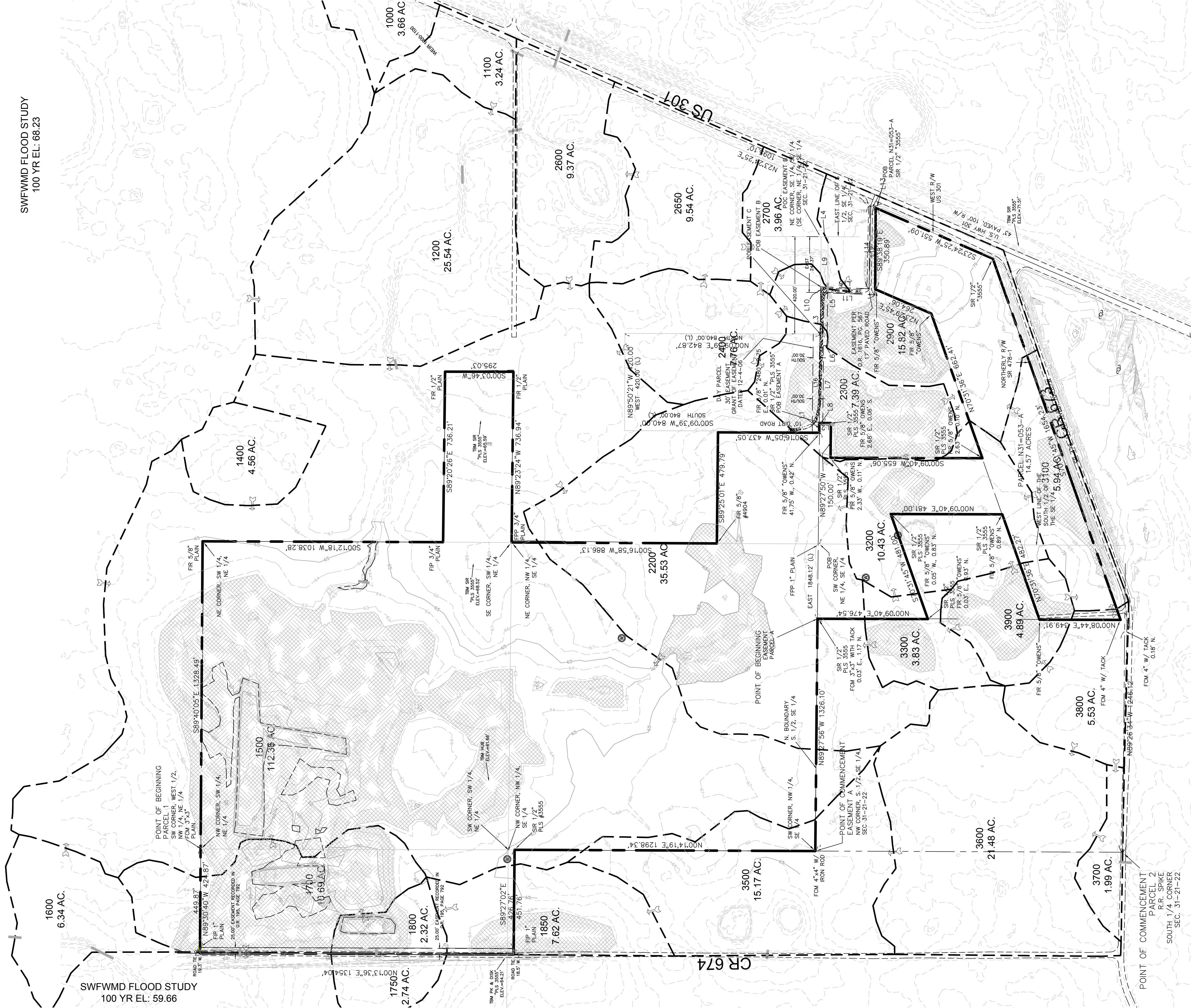
SHEET NO.	SHEET TITLE
PUD100	COVERSHEET
PUD200	EXISTING CONDITIONS PLAN
PUD300	CONCEPTUAL SITE PLAN
PUD400	CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN
PUD500	CONCEPTUAL UTILITY PLAN
PUD501	CONCEPTUAL UTILITY PLAN
PUD502	CONCEPTUAL UTILITY PLAN

LEGAL DESCRIPTION:

PARCEL 1
Commence at the Southwest corner of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 21 South, Range 22 East, Sumter County, Florida for the POINT OF BEGINNING; thence S.89°40'05"E., a distance of 1328.49 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 31; thence S.00°12'18"W. along the East boundary of said Southwest 1/4 of the Northeast 1/4, a distance of 1038.28 feet, thence S.89°20'26"E., a distance of 736.21 feet, thence S.00°03'46"W., a distance of 295.03 feet to the South boundary of the Southeast 1/4 of the Northeast 1/4; thence N.89°23'24"W. along said South boundary, a distance of 736.94 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 31; thence S.00°16'58"W. along the East boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 31, a distance of 886.13 feet; thence S.89°25'01"E., a distance of 479.79 feet; thence S.00°16'05"W., a distance of 437.05 feet; thence S.89°27'55"E., a distance of 42.13 feet; thence S.00°09'39"W., a distance of 50.00 feet, thence N.89°27'50"W., a distance of 150.00 feet; thence S.00°09'40"W., a distance of 655.06 feet; thence N.70°31'36"E., a distance of 662.41 feet; thence N.23°29'45"E., a distance of 264.06 feet; thence S.89°38'19"E., a distance of 350.89 feet to the Westerly right-of-way of U.S. Highway 301; thence along said Westerly right-of-way, S.23°24'25"W., a distance of 551.09 feet to the Northerly right-of-way of State Road 478-1; thence along said Northerly right-of-way, S.70°31'45"W., a distance of 1654.23 feet; thence N.00°08'44"E., a distance of 349.91 feet; thence N.70°31'36"E. a distance of 482.27 feet; thence N.00°09'40"E., a distance of 481.00 feet; thence S.70°31'45"W., a distance of 481.00 feet; thence N.00°09'40"E., a distance of 476.54 feet to the North boundary of the South 1/2 of the Southeast 1/4 of said Section 31; thence N.89°27'56"W., a distance of 1326.10 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 31; thence N.00°14'19"E. along the West boundary of the Northwest 1/4 of the Southeast 1/4, a distance of 1298.34 feet; thence N.89°27'02"W., a distance of 451.76 feet to the Easterly right-of-way of County Road 674; thence along said Easterly right-of-way, N.00°13'36"E., a distance of 1354.04; thence S.89°30'40"E., a distance of 449.87 feet to the POINT OF BEGINNING. SUBJECT TO an Easement across the West 25' thereof. Together with that easement from Jess W. Rice to the public dated January 16, 1978, recorded January 17, 1978 in Official Record Book 195 PAGE 792 of the Public Records of Sumter County, Florida. Containing 126.98 acres.

SWFWMD FLOOD STUDY
100 YR EL: 68.23

SWFWMD FLOOD STUDY
100 YR EL: 59.66



100 YR. FLOODPLAIN (CALCULATED)

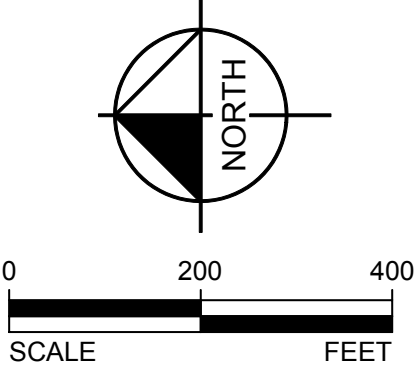
EASEMENT A
(Proposed grant of easement) Together with an easement for ingress and egress described as follows: Begin at the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 31, Township 21 South, Range 22 East, Sumter County, Florida. Run East along the North boundary of the South 1/2 of the Southeast 1/4, 1848.12' to the POINT OF BEGINNING, thence continue East to the East line of the South 1/2 of the Southeast 1/4 of said Section 31, thence run South along the East line of the Southeast 1/4, 30.00', thence run West to a point 470.00' West of the East line of the Southeast 1/4, thence North 15.00'; thence West, 334.61' to a point 1848.12' East of the West boundary of the South 1/2 of the Southeast 1/4, thence run North 15.00' to the POINT OF BEGINNING, LESS the East 241.37' thereof.

EASEMENT B - AS PER GRANT OF EASEMENT DATED DECEMBER 4, 2006) Together with an easement for ingress and egress described as follows: From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 22 East, Sumter County, Florida, run N89°27'37"W, along the North line of said Southeast 1/4 of the Southeast 1/4 a distance of 216.36' to the POINT OF BEGINNING of this easement description. From said POINT OF BEGINNING, continue N89°27'37"W along said line 25.01'; thence S02°19'47"W, 234.38'; thence S89°27'37"E, 375.02' more or less to the West right-of-way of U.S. HWY. 301; thence N03°24'50"E, along said West right-of-way 271.31'; thence N89°27'37"W, 359.77'; thence N02°19'47"E, 209.37' to the POINT OF BEGINNING and end of this easement description.

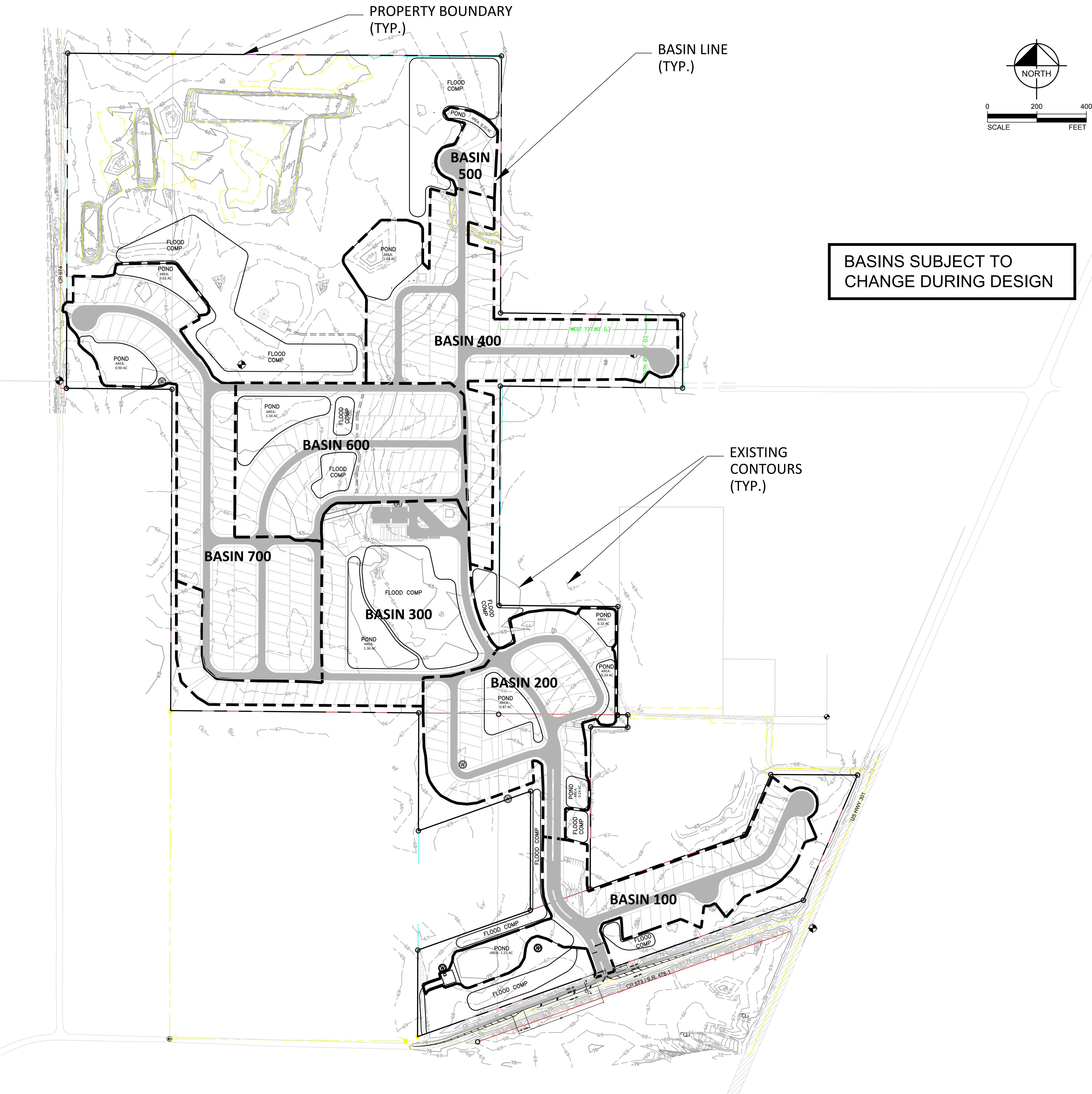
EASEMENT C - AS PER GRANT OF EASEMENT DATED DECEMBER 4, 2006) Together with an easement for ingress and egress over the South 30 feet of the following described property: Begin 420 FEET West of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 22 East, Sumter County, Florida, thence run North 840 feet; thence run West 420 feet; thence run South 840 feet; thence run East 420 feet to the POINT OF BEGINNING.


GENERAL NOTES:

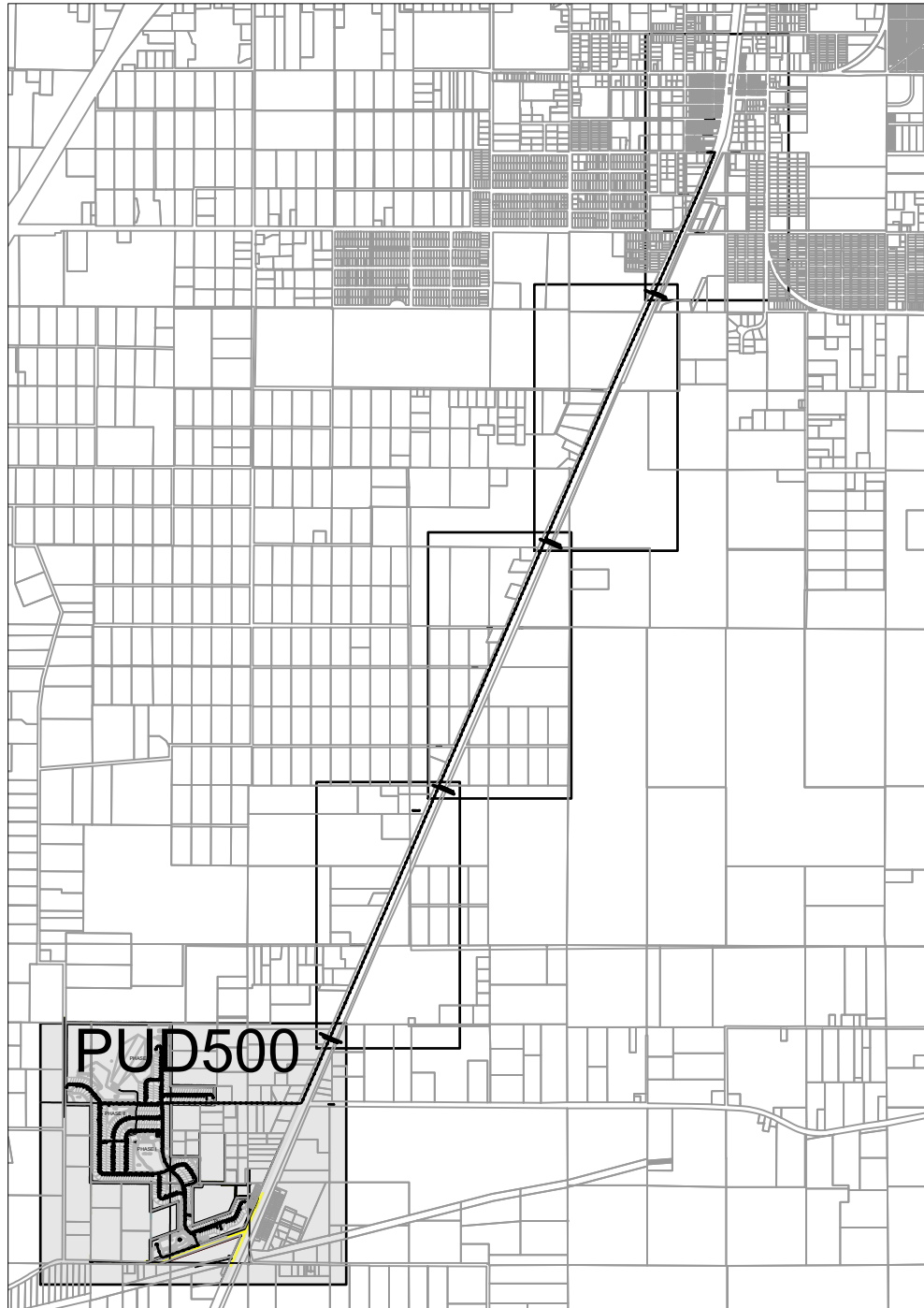
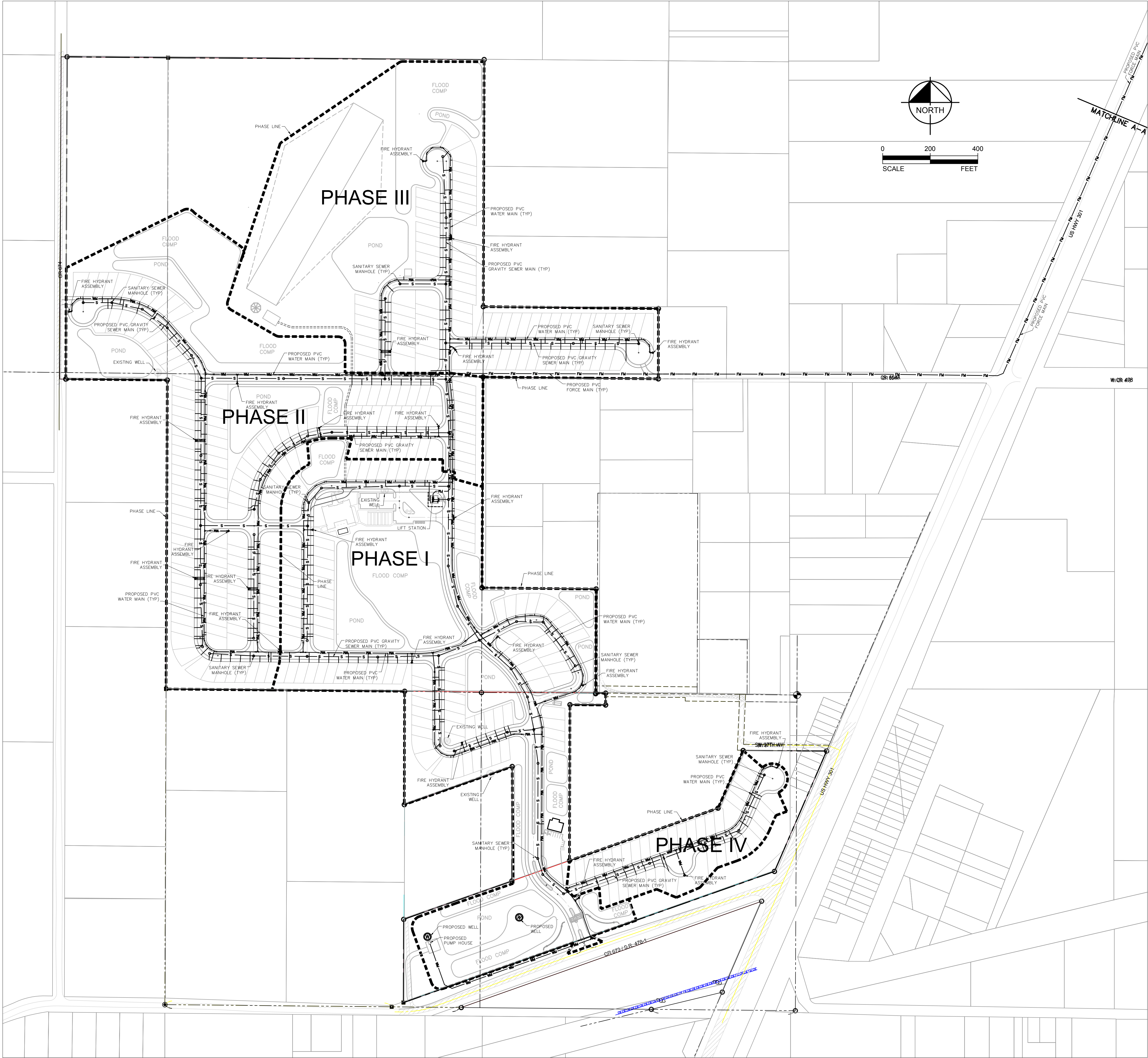
1. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
2. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
3. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
4. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK IF UTILITIES ARE TO REMAIN IN PLACE. PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
5. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
6. DEMOLISH AND COMPLETELY REMOVE FROM SITE, MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
7. THE USE OF EXPLOSIVES IS NOT PERMITTED.
8. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
9. CONTRACTOR IS TO PROVIDE APPROVED EROSION CONTROL/SEDIMENTATION BARRIERS TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL AS NEEDED ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE.
10. ALL DISTURBED OFF-SITE AREAS OUTSIDE THE LIMITS OF DEMOLITION SHALL BE RE-LANDSCAPED AND IRRIGATION SYSTEMS REPAIRED TO PREVIOUS WORKING CONDITIONS.
11. ALL UTILITIES LOCATED WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED TO THE LIMITS OF DEMOLITION AND/OR R/W AND CAPPED (WHERE APPLICABLE) UNLESS OTHERWISE NOTED.
12. ALL EXISTING CURBING AND ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED UNLESS OTHERWISE NOTED.
13. CONTRACTOR TO FIELD VERIFY PRESENCE OF ALL ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION.
14. CONTRACTOR IS TO OBTAIN PROPER PERMITS PRIOR TO DEMOLITION OF EXISTING STRUCTURES.
15. 100 YR FLOOD PLAIN SHOWN IS BASED ON FLOOD STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.
16. EXISTING CONDITION SHOWN ARE BASED ON THE SURVEY PROVIDED BY: BILL R. BROWN, P.L.S., LAND SURVEYING, 38351 US HWY 54 E, PENNYHILLS, FL 33542. DATED: 7/20/08. EXISTING CONTOURS SHOWN BEYOND THE PROPERTY BOUNDARY ARE FROM LIDAR RECEIVED FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.



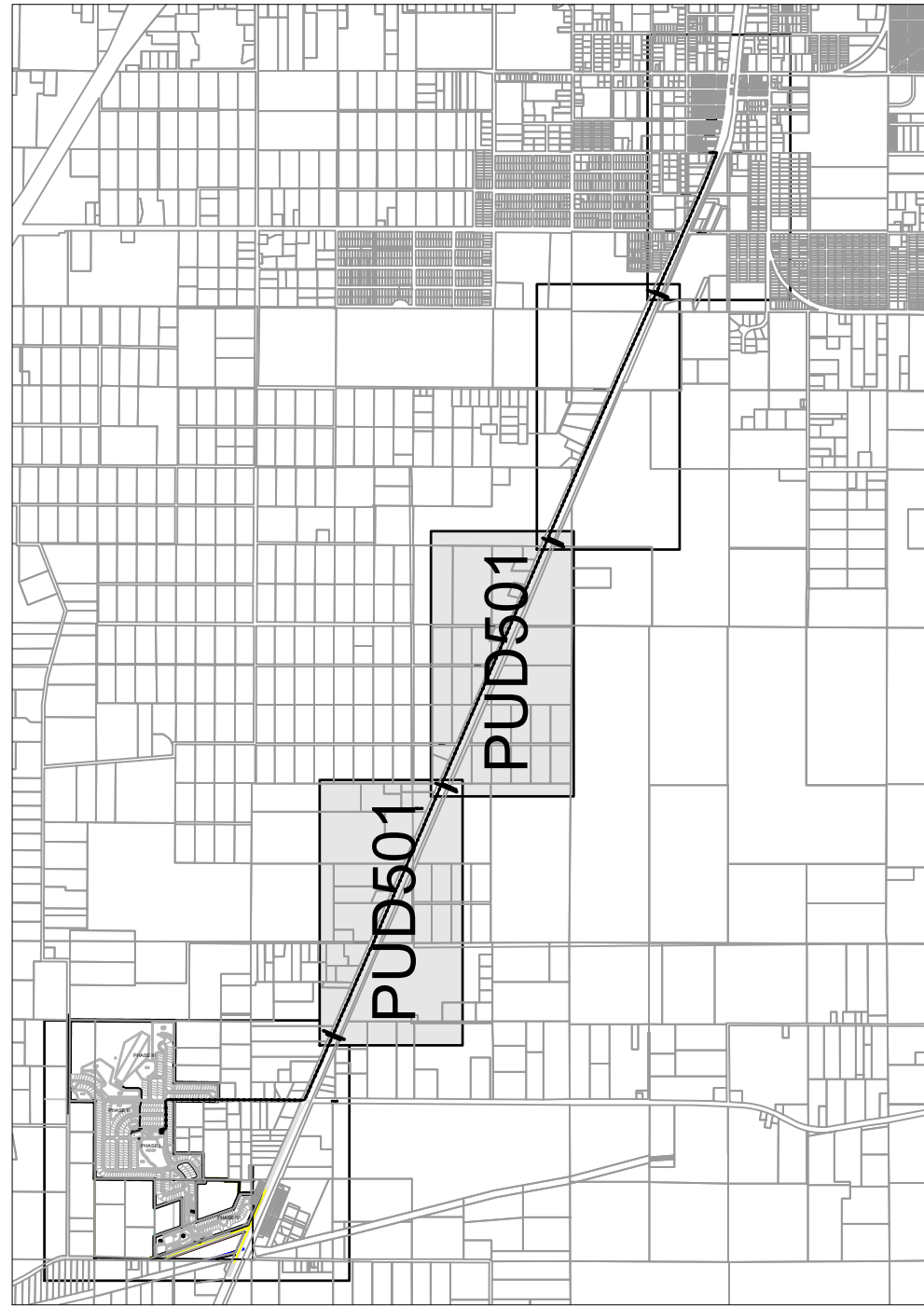
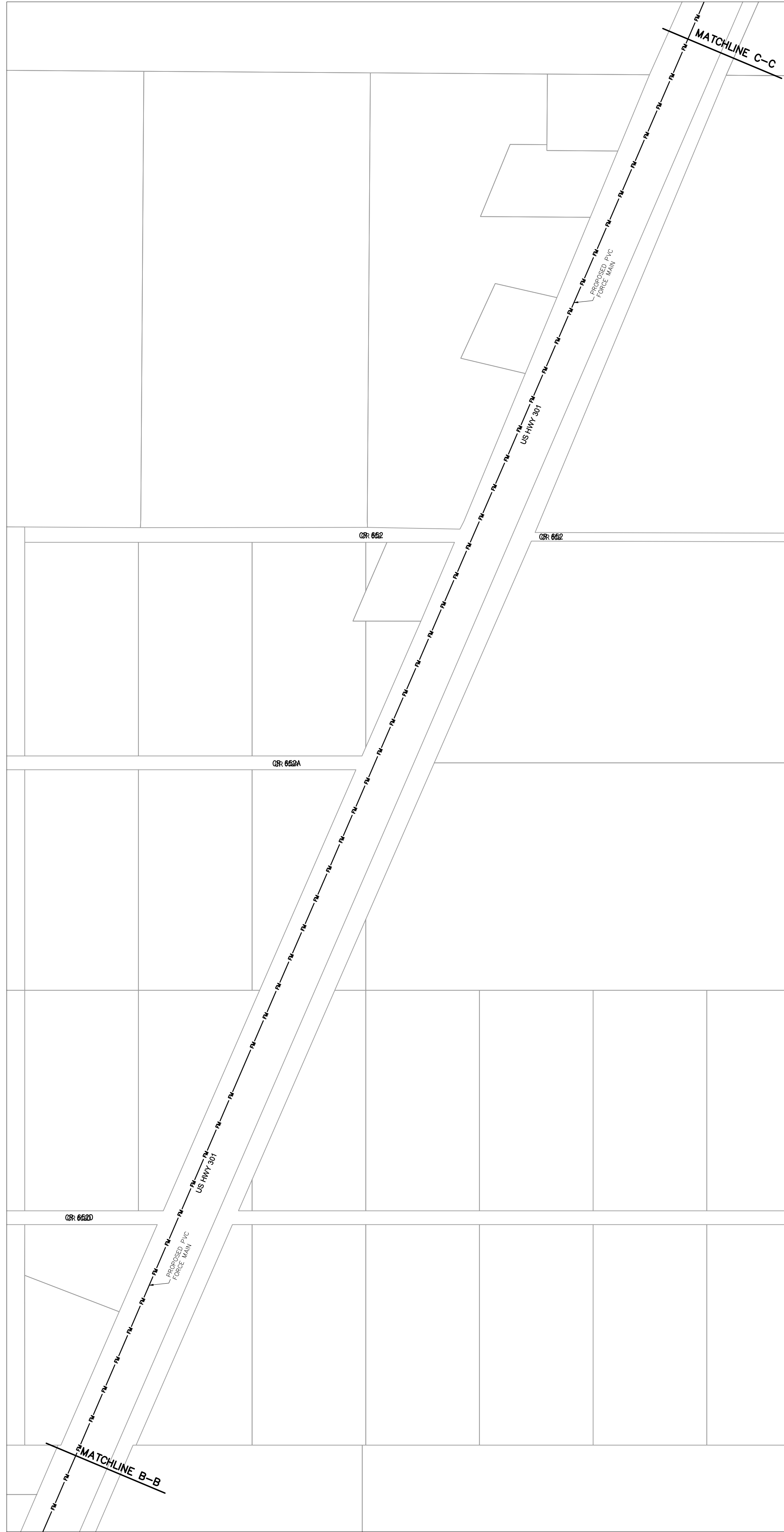
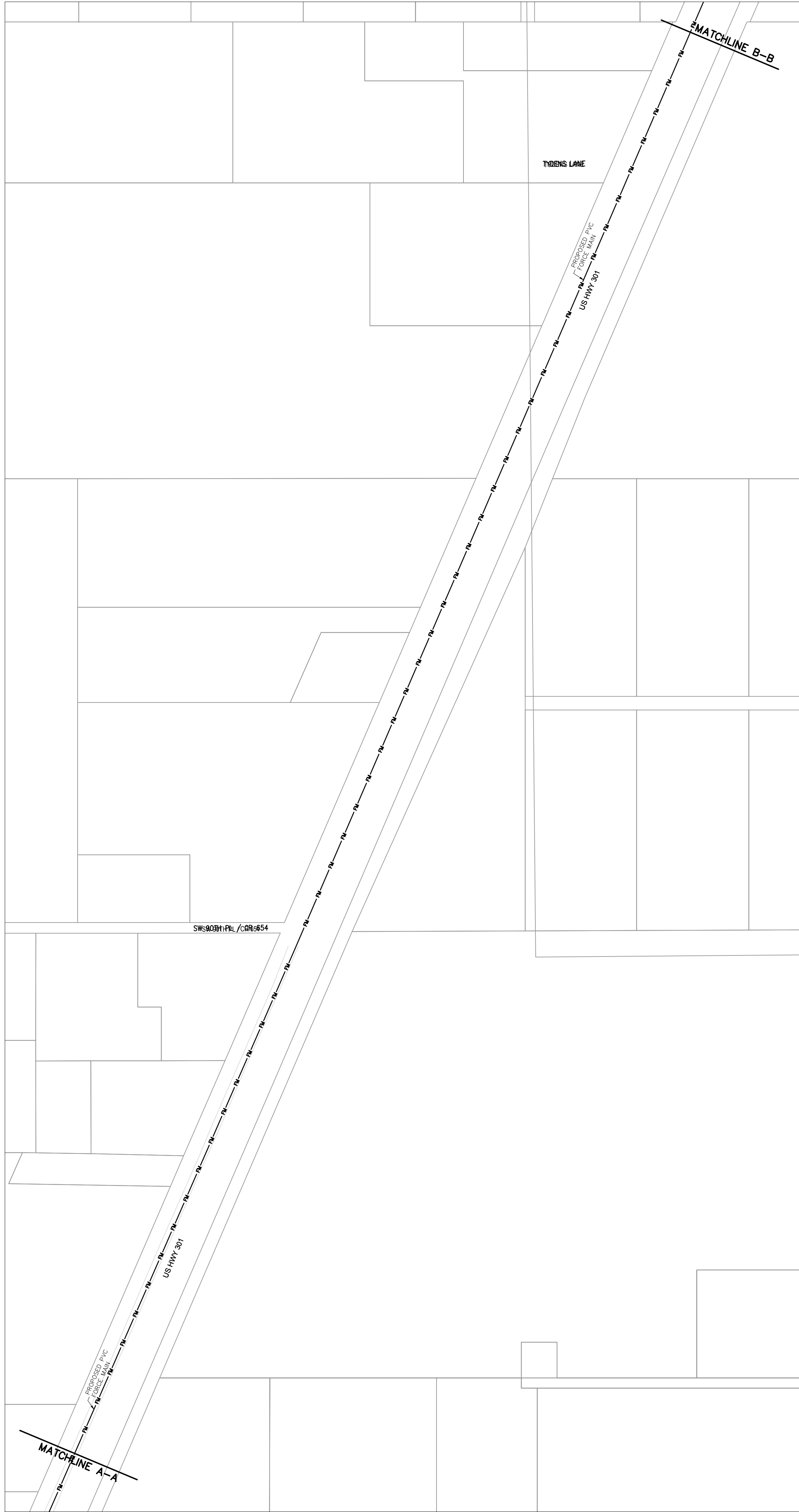
SOUTHERN MOTORCOACH RESORT US HWY 301 / CR 674 SUMTER FLORIDA		EXISTING CONDITIONS PLAN		DESIGN ENGINEER: JASON A. LEWIS, P.E. FLORIDA REGISTRATION NUMBER: 62572		KIMLEY-HORN and Associates, Inc. © 2009 KIMLEY-HORN AND ASSOCIATES, INC. 3675 INNOVATION DRIVE, LAKELAND, FL 33812 PHONE: 863-701-8702 FAX: 863-701-9832 WWW.KIMLEY-HORN.COM CA 0000686		REV. PER DRC. COMMENTS	11-20-09 TAR
SHEET NUMBER PUD200		DATE 60-09-01		PROJECT NO. 046123000		REVISIONS		No.	DATE



SOUTHERN MOTORCOACH RESORT US HWY 301 / CR 674 SUMTER COUNTY FLORIDA		CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN		SCALE AS SHOWN DESIGNED BY TAKR DRAWN BY TAKR CHECKED BY JAL		DESIGN ENGINEER: JASON A. LEWIS, P.E. FLORIDA REGISTRATION NUMBER: 62572 DATE:		 Kimley-Horn and Associates, Inc. © 2009 KIMLEY-HORN AND ASSOCIATES, INC. 3675 INNOVATION DRIVE, LAKELAND, FL 33812 PHONE: 863-701-8702 FAX: 863-701-9832 WWW.KIMLEY-HORN.COM CA 00000696		REVISIONS No.		DATE BY 11-20-09 TAR	
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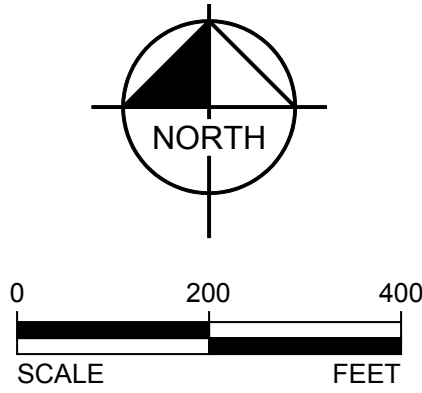
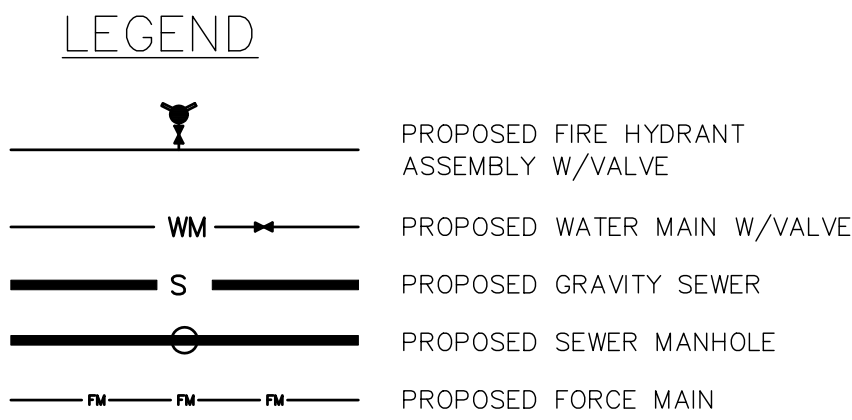


- LEGEND**
- PROPOSED FIRE HYDRANT ASSEMBLY W/VALVE
 - PROPOSED WATER MAIN W/VALVE
 - PROPOSED GRAVITY SEWER
 - PROPOSED SEWER MANHOLE
 - PROPOSED FORCE MAIN




KEYMAP

SCALE: 1"=3000'



CONCEPTUAL UTILITY PLAN

SOUTHERN
MOTORCOACH
RESORT
INITY

SUMTER COUNTY
FLORIDA

**Kimley-Horn
and Associates, Inc.**

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3675 INNOVATION DRIVE, LAKELAND, FL 33812
PHONE: 863-701-8702 FAX: 863-701-9832
WWW.KIMLEY-HORN.COM CA 00000696

SCALE	AS SHOWN	DESIGN ENGINEER:
DESIGNED BY	TAKR	JASON A. LEWIS, P.E.
DRAWN BY	TAKR	FLORIDA REGISTRATION NUMBER:
		62572

DATE
10-09-09

PROJECT NO.
046123000

SHEET NUMBER
PUD501

C COMMENTS
REVISIONS






REVISIONS:

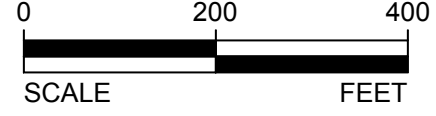
No.



SCALE: 1"=3000'



- | | |
|---|---|
|  | PROPOSED FIRE HYDRANT
ASSEMBLY W/VALVE |
|  | PROPOSED WATER MAIN W/VALVE |
|  | PROPOSED GRAVITY SEWER |
|  | PROPOSED SEWER MANHOLE |
|  | PROPOSED FORCE MAIN |




CONCEPTUAL UTILITY PLAN

**SOUTHERN
MOTORCOACH
RESORT**

SUMTER COUNTY
FLORIDA

SCALE	AS SHOWN	DESIGN ENGINEER:
DESIGNED BY	TAKR	JASON A. LEWIS, P.E.
DRAWN BY	TAKR	FLORIDA REGISTRATION NUMBER:
		62572



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and Associates, Inc.**

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